



**SITUATION**

In the main shopping location of this prosperous commuter town, with nearby multiples including **Waitrose, Boots, Caffe Nero, Lloyds TSB, Yorkshire Building Society** and others. Coulson lies approximately 2 miles south of Purley and 5 miles south of Croydon benefitting from good road links via the A23 to the M25 (Junction 7) and the M23 (Junction 8).

**PROPERTY**

An attractive and substantial corner building providing a **Ground Floor Bank with Basement Strong Room** and internal access to an **Ancillary/Staff Room** on the first floor and separate rear access from Malcolm Road to a **Self-Contained Flat** on the second floor.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bank, Basement & First Floor	<b>Ground Floor Bank</b> Gross Frontage 34'11" Return Frontage 49'0" Internal Width 32'3" (reducing at rear) Bank Depth 30'7" Built Depth 44'9" <b>First Floor</b> Ancillary/Staff Room Area Approx 344 sq ft 2 Ladies WCs <b>Basement</b> Strong Room Area Approx 250 sq ft 1 Gents WC	<b>Barclays Bank plc (T/O for Y/E 31/12/11 £43.1bn, Pre-Tax Profit £5.97bn and Net Worth £54.2bn) (Having over 1,700 branches)</b>	20 years from 7th August 2007	£27,300	FRI (subject to a schedule of condition) <b>Rent Review June 2013 (Landlord quoted £32,500 p.a.)</b> <b>Tenant's Break 2022</b>
Second Floor Flat	Not inspected	2 Individuals	125 years from 25th December 2004	Peppercorn	FRI by way of service charge
<b>TOTAL</b>				<b>£27,300</b>	

**£27,300 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**



**VENDOR'S SOLICITORS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
 The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts